

## A. General Standards.

1. The base and maximum floor area ratio (**FAR**) for each zone is provided in Chart 23.49.011 A1.

### Seattle Municipal Code

**Chart 23.49.011 A1**

#### **Base and Maximum Floor Area Ratios (FARs)**

<b>Zone Designation</b>	<b>Base FAR</b>	<b>Maximum FAR</b>
Downtown Office Core 1	6	20
Downtown Office Core 2	5	14
Downtown Retail Core	3	5
Downtown Mixed	4	4 in 65'height district
Commercial	4.5	4.5 in 85'height district
	5 in 125', 160', 240'/290'-400 and 340'/290'-400' height districts	7 in 125', 160', and 240'/290'-400' height districts 10 in 340'/290'-400' height districts
Downtown Mixed	1	1 in 85'/65' height district
Residential/Residential (DMR/R)	1	2 in 125'/65' height district 2 in 240'/65' height district
Downtown Mixed	1 in 85'/65'	4 in 85'/65' height district
Residential/Commercial (DMR/C)	1 in 125'/65' 2 in 240'/125'	4 in 125'/65' height district 5 in 240/125' height district
Pioneer Square Mixed	N.A.	N.A.
International District Mixed (IDM)	3, except hotels 6 for hotels	3, except hotels 6 for hotels

International District Residential (IDR)	1	2 when 50% or more of the total gross floor area on the lot is in residential use
Downtown Harborfront 1 (DH1)	N.A.	N.A.
Downtown Harborfront 2 (DH2)	2.5	Development standards regulate maximum <b>FAR</b> .
Pike Market Mixed ( <b>PMM</b> )	7	7

N.A. = Not Applicable.

## **B. Exemptions and Deductions from **FAR** Calculations.**

1. The following are not included in chargeable floor area, except as specified below in this section:

a. Retail sales and service uses and entertainment uses in the DRC zone, up to a maximum **FAR** of two (2) for all such uses combined;

b. Street-level uses meeting the requirements of Section 23.49.009 **3-4**, Street-level use requirements, whether or not street-level use is required pursuant to Map 1G, if the uses and structure also satisfy the following standards:

(1) The street level of the structure containing the exempt space must have a minimum floor to floor height of thirteen (13) feet;

(2) The street level of the structure containing the exempt space must have a minimum depth of fifteen (15) feet;

(3) Overhead weather protection is provided satisfying the provisions of Section 23.49.018 **3-4**.

c. Shopping atria in the DRC zone and adjacent areas shown on Map 1J, provided that:

(1) The minimum area of the shopping atria shall be four thousand(4,000) square feet;

(2) The eligibility conditions of the Downtown Amenity Standards are met; and

(3) The maximum area eligible for a floor area exemption shall be twenty thousand (20,000) square feet;

**d. Child care;**

**e. Human service use;**

f. Residential use, except in the **PMM** and DH2 zones;

g. Live-work units, except in the **PMM** and DH2 zones;

h. Museums, provided that the eligibility conditions of the Downtown Amenity Standards are met;

i. The floor area identified as expansion space for a museum, where such expansion space satisfies the following:

(1) The floor area that will contain the museum expansion space is owned by the museum or a museum development authority; and

(2) The museum expansion space will be occupied by a museum, existing as of October 31, 2002, on a downtown zoned lot; and

(3) The museum expansion space is physically designed in conformance with the Seattle Building Code standards for museum use either at the time of original configuration or at such time as museum expansion is proposed;

j. Performing arts theaters;

k. Floor area below grade;

l. Floor area that is used only for short-term parking or parking accessory to residential uses, or both, subject to a limit on floor area used wholly or in part as parking accessory to residential uses of one (1) parking space for each dwelling unit on the lot with the residential use served by the parking;

m. Floor area of a public benefit feature that would be eligible for a bonus on the lot where the feature is located, other than a Landmark structure eligible pursuant to subsection A2k or a small structure eligible pursuant to subsection A2l. The exemption applies regardless of whether a floor area bonus is obtained, and regardless of maximum bonusable area limitations;

n. Public restrooms;

o. Major retail stores in the DRC zone and adjacent areas shown on Map 1J, provided that:

(1) The minimum lot area for a major retail store development shall be twenty thousand (20,000) square feet;

(2) The minimum area of the major retail store shall be eighty thousand (80,000) square feet;

(3) The eligibility conditions of the Downtown Amenity Standards are met;

(4) The maximum area eligible for a floor area exemption shall be two hundred thousand (200,000) square feet;

(5) The floor area exemption applies to storage areas, store offices, and other support spaces necessary for the store's operation;

p. Shower facilities for bicycle commuters; and

q. Floor area, excluding floor area otherwise exempt, up to a maximum of twenty-five thousand (25,000) square feet on any lot, within one or more Landmark structures for which a floor area bonus has been granted pursuant to subsection A2k, or within one or more small structures for which a floor area bonus has been granted pursuant to subsection A2l, or within any combination of such Landmark structures and such small structures, in each case only to the extent that the floor area satisfies the following criteria as determined by the Director:

(1) The floor area is interior space of historic or architectural interest designed to accommodate the original function of the structure, and maintaining the integrity of this space prevents it from being fully utilized as commercial floor area;

(2) The floor area is occupied by such uses as public assembly or performance space, human services, or indoor public amenities, including atrium or lobby area available for passive indoor recreation use or for the display of art or other objects of scientific, social, historic, cultural, educational or aesthetic interest; and

(3) The floor area is open and accessible to the public without charge, on reasonable terms and conditions consistent with the nature of the space, during normal operating hours of the building.

2. As an allowance for mechanical equipment, three and one-half (3 1/2) percent shall be deducted in computing chargeable gross floor area. The allowance shall be calculated on the gross floor area after all exempt space permitted under subsection B1 has been deducted. Mechanical equipment located on the roof of a structure, whether enclosed or not, shall be calculated as part of the total gross floor area of the structure, except that for structures existing prior to June 1, 1989, new or replacement mechanical equipment may be placed on the roof and will not be counted in gross floor area calculations.

(Ord. [122524](#) , Section 1, 2007; Ord. [122054](#) Section 13, 2006; Ord. [121874](#) Section 1, 2005; Ord. [121828](#) Section 6, 2005; Ord. [121278](#) Section 3, 2003; Ord. [121196](#) Section 14, 2003; Ord. [120967](#) Section 3, 2003; Ord. [120443](#) Sections 5, 6, 2001.)